

October 11, 2005

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
October 18, 2005**

SUBJECT: CONDOMINIUM 05-24
PRECISE DEVELOPMENT PLAN 05-26
VESTING TENTATIVE PARCEL MAP #061109

LOCATION: 970 6TH STREET

APPLICANT: SCHAAR HOMES, INC
800 MANHATTAN BEACH BLVD., #204
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

Recommendations

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution.

Background

PROJECT INFORMATION:

| | |
|------------------------------|--|
| GENERAL PLAN: | Medium Density Residential |
| ZONING: | R-2B |
| LOT SIZE: | 8,294 Square Feet |
| EXISTING USE: | Single Family Dwelling |
| PROPOSED SQUARE FOOTAGE: | Unit 1: 4,173 square feet Unit 2: 4,372 square feet |
| PARKINDG REQUIRED: | 4 standard and 2 guest |
| PARKING PROVIDED: | 4 standard and 3 guest |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt |

Analysis

The subject site is located on the south side of 6th Street between Pine Street and Prospect Avenue. The project consists of two detached two-story buildings each above a basement level and a roof deck. The front unit contains five bedrooms, four full bathrooms and one half bathroom. The rear unit contains five bedrooms, five full bathrooms and one half bathroom. The buildings are designed in a contemporary Craftsman style of architecture, with low-pitched roof, wide eaves with exposed roof rafters, tapered wood porch columns, tiffany style copper wall lights, decorative wood corbels and brick veneer over wood framing.

The garages for both units are accessed from 6th Street with a common drive. One garage is loaded in the front directly from 6th Street, while the other garage, for the rear unit, is at the end of a 90 foot driveway. Required parking is provided in the two car garages, with guest parking provided in tandem in the front driveway and in front of the garage at the rear for a total of 3 guest spaces. No on-street parking is lost as a result of widening the driveway since no parking is allowed on the south side of 6th Street. The proposed tandem guest parking

with direct access from 6th street is fairly convenient for the users and is typical for these types of projects. However, the guest parking at the end of the driveway will create an inconvenience should the guest vehicle have to be moved to allow a car parked in the garage to exit. Given the large size of the lot there is ample area to provide guest parking for the rear unit in another location that does not block the back-up area for the garage stalls. Staff is recommending this revision as a condition of approval.

The project generally complies with zoning requirements. The building is designed to comply with the height limit of 30 feet as required for the R-2B zone, as measured at the critical points on the roof. The lot coverage calculates to be 50.5%, which is well below the 65% maximum allowable. All required yards are provided, including a front yard of 11.75 feet to exceed the minimum requirement of 5 feet. The proposed private open space areas are provided within second story decks adjacent to the living rooms, and roof decks. The amount provided adjacent to the primary living space is 293 square feet for the front unit and 238 square feet for the rear unit. Storage areas are provided, complying with the requirement for 200 cubic feet of storage space per unit. However, an uncovered stairway in the front yard cannot be closer than three feet to the front property line and the proposed planter wall cannot be higher than forty-two inches. An area for trash facilities is not clearly indicated on the plans. Staff believes these issues can be addressed as a condition of approval.

The proposed landscape plan is well developed and shows a generous amount of landscaping along the driveway, in between the units, and in the rear yard. A small lawn of 186 square feet is located between the units. Two 36" box trees are also provided consistent with the standard requirement of the Commission for condominium projects.

Planning staff transmitted a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. No comments have been provided to Planning Division staff from the Building Division and Public Works Department at this time.

Upon reviewing the Venting Tentative Parcel Map, staff has determined the map is consistent with the General Plan, Given the General Plan and zoning designation for the site staff believes the site is physically suitable for the type and density of proposed development. Also, the subdivision or types of improvements are not likely to cause serious public health problems, and will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment.

Eva Choi
Assistant Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
3. Residential Zoning Analysis/Height Calculation

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P.C. RESOLUTION 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP #061109 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 970 SIXTH STREET, LEGALLY DESCRIBED AS A PORTION OF LOT 10, BLOCK 85, SECOND ADDITION TO HERMOSA BEACH

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Charles Gee, owner of real property located at 970 6th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #061109 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 18, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to demolish the existing single-family dwelling on the property, and develop a two-unit residential condominium project.
2. The subject property proposed for condominium development contains 8,294 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited Multiple Family Residential on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, Vesting Tentative Parcel Map:

1. The project, as conditioned, will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;
2. The site is zoned R-2B and is physically suitable for the type and density of proposed development;
3. The subdivision or types of improvements are not likely to cause serious public health problems;
4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;
6. The map is consistent with applicable general and specific plans;
7. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

- 1. The development and continued use of the property shall be in conformance with submitted plans, including landscape plans, received and reviewed by the Planning Commission at their meeting of October 18, 2005, revised in accordance with the conditions below.**
 - a) The guest parking space for the rear unit shall be relocated so as not to block access to and from the garage.**
 - b) Fences, walls and hedges located in the required front yard area cannot be higher than forty-two inches pursuant to Section 17.46.130 of the Hermosa Beach Zoning Code.**
 - c) An unenclosed stairway or uncovered steps leading from grade to the first floor level cannot be closer than three feet to the front property line pursuant to Section 17.46.110 of the Hermosa Beach Zoning Code.**
 - d) Trash facilities areas must be clearly identified on plans and trash containers must be enclosed on all sides by suitable screening of not less than four feet in height or similar type of structure pursuant to Section 8.12.220 of the Hermosa Beach Zoning Code.**
- 2. The project shall meet all requirements of the Condominium Ordinance.**
 - a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall clearly denote storage space and the location of the FAU and vacuum canister, if provided.**
 - b) Covenants, Conditions, and Restrictions in compliance with the Condominium Ordinance shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.**

- c) **Proof of recordation of approved CC & R's shall be submitted to the Community Development Director six (6) months after recordation of the Final Map.**
 - d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and reviewed at the time of Building Division plan check.**
- 3. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**
- 4. **Two copies of a final landscaping plan indicating size, type, and quantity of plant materials to be planted shall be submitted to the Community Development Department, Planning Division for review and approval prior to the issuance of Building Permits, consistent with landscape plans submitted to the Planning Commission, which shall also include the following:**
 - a) **At least two trees a minimum 36" box size shall be provided.**
 - b) **An automatic landscape sprinkler system shall be provided, and shall be shown on plans. (building permits are required)**
- 5. **Architectural treatment shall be as shown on building elevations and site and floor plans.**
 - a) **Precise building height shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director.**
- 6. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
- 7. **The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Addressing numbering and display subject to approval by the Community Development Department.**
- 8. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 9. **Two copies of final construction plans, including site, elevation and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans prior to the submittal to the Building Division for Plan Check.**
 - a) **If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump; release the City from any liability; and indemnify the City regarding receipt of surface waters onto the property**
- 10. **Prior to the submittal of structural plans to the Building Division for Plan Check an Acceptance of Conditions affidavit shall be filed with the Planning Division of the**

Community Development Department stating that the applicant/property owner is aware of, and agrees to accept, all of the conditions of this grant.

- 11. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.**
- 12. The Conditional Use Permit, and Precise Development Plan shall be null and void eighteen months from the date of approval unless building permits have been obtained, and approval of the Vesting Tentative Parcel Map shall become null and void twenty-four months from the date of approval unless the map is finalized and the project implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.**
- 13. Prior to issuance of a building permit, abutting property owners and residents within 100 feet shall be notified of the anticipated date for commencement of construction.**
 - a) The form of the notification shall be provided by the Planning Division of the Community Development Department.**
 - b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.**

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:

NOES: None
ABSTAIN: None
ABSENT: None

AYES:

None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 05- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of October 18, 2005.

Langley Kersenboom, Chairman

Sol Blumenfeld, Secretary

October 18, 2005

Date





970 6th Street